

## Seller's Estimated Net Sheet

Seller: James Momoh Kemokai & Margaret N Euaster  
Property: 268 HAMPDEN RD  
Township / Borough: Upper Darby Twp  
County: Delaware County, PA  
Settlement Date: 10/30/2025

First Mortgage Payoff: (\$47,000.00)  
Total Payoff: (\$47,000.00)  
Sale Price: \$240,000.00  
**Gross Equity: \$193,000.00**

### CHARGES PAID BY SELLER

Transfer Tax (1.250%): \$3,000.00  
Brokerage Commission: (4.5% + \$0.00): \$10,800.00  
Broker Fee: \$475.00  
Certifications: \$50.00  
**Total Charges to Seller: \$14,325.00**

### CREDITS TO SELLER

Municipal Tax: \$185.02  
County Tax: \$51.11  
School Tax: \$1,355.65  
**Total Credits to Seller: \$1,591.78**

### SETTLEMENT SUMMARY

Sale Price: \$240,000.00  
Mortgage Payoff: (\$47,000.00)  
Charges to Seller: (\$14,325.00)  
Credits to Seller: \$1,591.78  
**Net Proceeds to the Seller: \$180,266.78**

The above figures are estimated settlement costs only. These will be adjusted as of the date of final settlement, if necessary. I (we) acknowledge receipt of a copy of this information.

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_